



September 9, 2015

Item No. 6

**RECOMMENDATION TO APPROVE Four (4) DEVELOPMENT TEAMS FOR  
SUBSIDIZED FAMILY HOUSING UNIT DELIVERY**

**To the Honorable Board of Commissioners:**

**RECOMMENDATION**

It is recommended that the Board of Commissioners ("Board") authorize the Acting Chief Executive Officer or his designee to approve the below four (4) Development Teams for subsidized Family Housing unit delivery:

**MIXED FINANCE DEVELOPERS**

Brinshore Development, LLC

Metropolitan Housing Development Corporation

Preservation of Affordable Housing, Inc.

Verigreen, Inc.

The Deputy Chief Development Officer, Chief Legal Officer and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE GOAL #1**

The proposed development supports the Chicago Housing Authority's (CHA) corporate goal to reimagine the final Phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant communities.

**FUNDING**

Not Applicable

**SOLICITATION SUMMARY**

**RFQ Number:** 14-01301 (Event No. 99)

**Contract Type:** Professional Services

**Contract Period:** Two Years

**Publication(s):** Chicago Sun-Times, Chicago Defender, Extra Newspaper, Strategic Sourcing and CHA's website

**Notification to Assist Agencies:** 123

**Number of Respondents:** 5

**Solicitation Release Date:** 04/03/15

**Days Advertised:** 04/03/15, 04/06/15, 04/08/15

**Addendum(s):** None

**Pre-Qualification Meeting:** 04/09/15

**Solicitation Due Date:** 04/24/15

**Number of Vendors Solicited:** 298

**Number of Pickups:** 0

**Total Number of Respondents Approved:** 4

**M/W/DBE Participation:** Signed affidavit on file

**Section 3:** Signed affidavit on file

**GENERAL BACKGROUND**

The Chicago Housing Authority has refined the scope of its pre-qualified developer list for pre-qualification for development teams (PDT) to engage development partners for the acquisition, development and management of mixed income developments and family units with a preference for investors in Opportunity and General Areas. CHA's primary objective is to provide the highest quality housing units for low-income families within diverse and healthy communities.

As part of CHA's unit delivery strategy, the Request For Qualification (RFQ) was created to help accomplish the Plan Forward commitment with the delivery of 25,000 units. The unit delivery strategy plans to build on CHA's experience working with private development teams and owners to supply quality housing that enables low-income families to maximize their potential for long-term economic success.

The RFQ provides a method to pre-qualify developers and creates opportunities for the CHA to provide capital loans with per unit operating subsidy for new construction and rehabilitation of multi-family, mixed income and mixed use projects that directly benefit CHA residents.

The selected respondents will be issued a "Letter of Qualification" and have two years from the date of that letter to submit proposals to the CHA. CHA may provide financial investment or enter into long term leases for the units, subject to Board, HUD, or other necessary approvals.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement regulations.

The Deputy Chief Development Officer concurs with the recommendation to approve Four (4) Development Teams for subsidized Family Housing unit delivery.

The Acting CEO/President recommends the approval of four (4) Development Teams.

**RESOLUTION NO. 2015-CHA-85**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 9, 2015 entitled "AUTHORIZATION TO APPROVE FOUR (4) DEVELOPMENT TEAMS FOR SUBSIDIZED FAMILY HOUSING UNIT DELIVERY"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Acting Chief Executive Officer or his designee to approve the below four (4) development teams for Subsidized Family Housing Unit Delivery

**MIXED FINANCE DEVELOPERS**

Brinshore Development, LLC

Metropolitan Housing Development Corporation

Preservation of Affordable Housing, Inc.

Verigreen, Inc.



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